

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE June 13, 2006		(3) CONTACT/PHONE Brian Pedrotti, AICP, Current Planning (805) 788-2788	
(4) SUBJECT Hearing to consider an appeal by Frank and Cathy Andrews of a decision of the Subdivision Review Board approving with conditions a Reconsideration of Parcel Map CO 89-001 to amend the map and allow secondary dwellings on each existing parcel. The proposed project is within the Residential Rural land use category and is located at 2700 Branch Mill Road, on the southeast corner of the intersection with Cechetti Road, approximately 2 miles northeast of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area. (Supervisory District No. 4)					
(5) SUMMARY OF REQUEST On April 3, 2006, the Subdivision Review Board heard and approved a proposal by Frank and Cathy Andrews for a Reconsideration of Parcel Map CO 89-001 to amend the map and allow secondary dwellings on each existing parcel. The conditions of approval included a requirement that the applicant retire one credit from the South County Area as defined by the County San Luis Obispo Transfer of Development Credits program. The appellant is requesting that this condition be eliminated. The site is within the Residential Rural land use category.					
(6) RECOMMENDED ACTION Adopt the resolution affirming the decision of the Subdivision Review Board and conditionally approving the Reconsideration of Parcel Map CO 89-001 based on the findings in Exhibit A and conditions in Exhibit B.					
(7) FUNDING SOURCE(S) Appeal Fee		(8) CURRENT YEAR COST N/A		(9) ANNUAL COST N/A	
(10) BUDGETED? <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): Project referred to County Public Works, County Environmental Health, APCD, CDF, City of Arroyo Grande					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) <input type="checkbox"/> 1st, <input type="checkbox"/> 2nd, <input type="checkbox"/> 3rd, <input checked="" type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input type="checkbox"/> All			(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		(15) Maddy Act Appointments Signed-off by Clerk of the Board
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. 35 minutes) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)			(17) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(20) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) _____			(21) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		(22) Agenda Item History <input checked="" type="checkbox"/> N/A Date _____
(23) ADMINISTRATIVE OFFICE REVIEW <div style="text-align: center; margin-top: 20px;">OK Leslie Brown</div> <div style="text-align: right; margin-top: 20px;">C-2 6-13-06</div>					



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO:** BOARD OF SUPERVISORS

**FROM:** BRIAN PEDROTTI, CURRENT PLANNING

**VIA:** WARREN HOAG, DIVISION MANAGER, CURRENT PLANNING *WH*

**DATE:** JUNE 13, 2006

**SUBJECT:** HEARING TO CONSIDER AN APPEAL BY FRANK AND CATHY ANDREWS OF A DECISION OF THE SUBDIVISION REVIEW BOARD APPROVING WITH CONDITIONS A RECONSIDERATION OF PARCEL MAP CO 89-001 TO AMEND THE MAP AND ALLOW SECONDARY DWELLINGS ON EACH EXISTING PARCEL. THE PROPOSED PROJECT IS WITHIN THE RESIDENTIAL RURAL LAND USE CATEGORY AND IS LOCATED AT 2700 BRANCH MILL ROAD, ON THE SOUTHEAST CORNER OF THE INTERSECTION WITH CECHETTI ROAD, APPROXIMATELY 2 MILES NORTHEAST OF THE CITY OF ARROYO GRANDE. THE SITE IS IN THE SAN LUIS BAY (INLAND) PLANNING AREA. (SUPERVISORIAL DISTRICT NO. 4)

## RECOMMENDATION

Adopt the resolution affirming the decision of the Subdivision Review Board and conditionally approving the Reconsideration of Parcel Map CO 89-001 based on the findings in Exhibit A and conditions in Exhibit B.

## SUMMARY

### Background

On April 3, 2006, the Subdivision Review Board (SRB) heard and approved a proposal by Frank and Cathy Andrews for a Reconsideration of Parcel Map CO 89-001 to amend the map and allow secondary dwellings on each existing parcel. The conditions of approval included a requirement that the applicant retire one credit from the South County Area as defined by the County San Luis Obispo Transfer of Development Credits (TDC) program. The appellant is requesting that this condition be eliminated. The proposed project is within the Residential Rural land use category and is located at 2700 Branch Mill Road, on the southeast corner of the intersection with Cechetti Road, approximately 2 miles northeast of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area. An appeal of the SRB's decision was filed by the applicants on April 10, 2006.

The applicants are requesting a reconsideration of the parcel map to allow secondary residences on each existing parcel. Due to the steepness of the slopes onsite, a prohibition on the

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construction of secondary residences was established with a Development Plan (D880279D) in 1992 after the minimum parcel size was established below the required minimum lot size.

The SRB, at the April 3, 2006 meeting, expressed concern with increasing the development density of the project from the original potential of two lots supporting two primary residences and two secondary residences (four total), to the request to allow secondary residences on all three existing lots (six total). The SRB proposed to "split the difference", and allow the secondary residences with the condition that the applicant retire one credit from the South County Area as defined by the County San Luis Obispo TDC program.

#### Appeal Issues

**Issue 1** – The appellant states that the project should not include the requirement to retire one credit from the South County Area as defined by the County San Luis Obispo TDC program because the parcel sizes can support primary and secondary residences, and that there is a moratorium on obtaining credits.

**Staff response:** At the time of the appeal letter, it was believed that a moratorium existed for TDC credits. However, subsequent research found that no moratorium exists for retiring credits in the South County. Rather, the Land Conservancy, which acts as the bank for TDC credits, quoted a price of \$75,000 to retire the credit. The appellant has subsequently stated that this amount is cost-prohibitive for the existing property owners.

As stated earlier, the applicant is requesting a reconsideration of the parcel map to allow secondary residences on each existing parcel. The Subdivision Review Board felt that, although acceptable building sites had been identified on each parcel for primary and secondary residences, that the allowance of developing three secondary residences was equivalent to the retiring of a TDC credit, which would satisfy the goals of the TDC program.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

The project was referred to the following agencies for review and comment:

**County Public Works** – Recommend approval. Access easement will need to have approved street name.

**County Environmental Health** - Applicant provided preliminary evidence of water and sewer.

**APCD** – No comment.

**CDF** – No comment.

**City of Arroyo Grande** – County should not consider secondary dwellings at expense of agriculture. If project processed without EIR, City asks traffic and fire impact fees.

#### **FINANCIAL CONSIDERATIONS**

The appeal was processed using the applicant's appeal fees.

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## **RESULTS**

Upholding the Subdivision Review Board's decision will mean the Parcel Map Reconsideration is approved with the original conditions of approval, including the requirement that the applicant retire one credit from the South County Area as defined by the County San Luis Obispo TDC program in return for being able to have three secondary dwellings, one on each parcel. Approval of the appeal would mean the Parcel Map Reconsideration is approved with the revised conditions of approval, eliminating the requirement that the applicant retire one credit from the South County Area as defined by the County San Luis Obispo TDC program.

## **ATTACHMENTS**

1. Board of Supervisors Resolution affirming the Subdivision Review Board's decision, with findings and conditions
2. Appeal letter and attachments
3. Subdivision Review Board Staff Report for April 3, 2006

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# Inland Appeal Application

## San Luis Obispo County Department of Planning and Building

#63

### PROJECT INFORMATION

Type of permit being appealed:

- ☐ Plot Plan ☐ Site Plan ☐ Minor Use Permit ☐ Development Plan ☐ Variance  
☒ Land Division ☐ Lot Line Adjustment ☐ Sending Site Determination ☐ Other \_\_\_\_\_

File Number: CO-89-001 SUB 2004-00249 ANDREWS

The decision was made by:

- ☐ Planning Director ☐ Building Official ☐ TDC Review Committee ☐ Administrative Hearing Officer  
☒ Subdivision Review Board ☐ Planning Commission ☐ Other \_\_\_\_\_

Date the application was acted on APRIL 3<sup>RD</sup> 2006

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SLO COUNTY  
PLANNING/BUILDING  
DEPT

The decision is appealed to:

- ☐ Board of Construction Appeals ☐ Board of Handicapped Access ☐ Planning Commission ☒ Board of Supervisors

### BASIS FOR APPEAL

Appeal Reasons: Please state your reasons for the appeal. In the case of a Construction Code Appeal, note specific code name and sections disputed (*attach additional sheets if necessary*). Please Note: An appeal should be filed by an aggrieved person or the applicant at each stage in the process if they are still unsatisfied by the last action.

To remove the "purchase of 1 credit" for the 3 parcels, 1, 2, and 3. Parcel 1 is owned by Frank and Ira Montesinos and Parcels 2 and 3 are owned by Frank and Kathryn Andrews.

Specific Conditions. The specific conditions that I wish to appeal that relate to the above referenced grounds for appeal are

Condition Number	Reason for appeal ( <i>attach additional sheets if necessary</i> )
	Owner of Parcel 1 is ready to start construction on primary residence and wants approval to keep granny house. (Montesinos)
*See attached letter	Owner of Parcels 2 and 3 (Andrews) request the following: granny house to be allowed on Parcel 2, where the Andrews' live, plus a primary residence and granny allowance on Parcel 3.

### APPELLANT INFORMATION

Print name: H. Frank Andrews

Address: 2700 Branch Mill Road, Arroyo Grande, CA 93420 Phone Number (daytime): 805-489-6450

We have completed this form accurately and declare all statements made here are true.

H. Frank Andrews  
Signature

April 8, 06  
Date

FRANK MONTESINOS 2706 BRANCH MILL RD A.C.

534/20

OFFICE USE ONLY

Date Received: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

By: \_\_\_\_\_  
Receipt No. (if applicable): \_\_\_\_\_

Revised 7/81/01/ep

2700 Branch Mill Road  
Arroyo Grande, CA 93420  
April 8, 2006

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Board of Supervisors  
San Luis Obispo, California

Gentlemen:

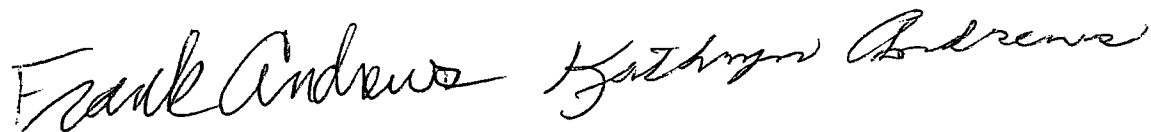
In 1994 we were granted a lot split--the property consisted of 16 acres and was broken down into three parcels of five acres, five acres, and six acres. At that time we were in a "small growth" period for our county, and it seemed popular with the supervisors to grant lot splits if the "granny house" was removed from each parcel. That is what happened to us. We weren't happy it was done at that time, but that was the only way we were able to get the lot split.

I built a granny house for my aunt in 1976, and it was built on the lower 5 acre parcel-- Parcel 1. When we decided to sell that five acres, it was called to our attention that there was already a house on that five acres and we would have to get this changed to allow a larger dwelling plus a granny house. On December 16 we met with Katcho and Chuck Stevenson from the Planning Department, and they were quite sure this could be done very simply, and this was called "re-consideration." They said we should include the parcel 2 and 3 at the same time to allow granny houses. We were told this would take about 6 months.

Prior to attending Monday's review meeting, we were told everything had been done and paid for. Monday, April 3, we met with the review meeting, along with Frank and Ira Montesinos, owners of Parcel 1. It was voted that before we would be granted the granny house on each parcel, we would have to (1) pay for a "credit", (2) make sure the granny house was in conformity with the 1200 square feet, (3) and also make sure the septic tank/leach lines were within the requirement guidelines. Since that meeting, we have learned that the "credit" cannot be purchased because there is a moratorium on credits throughout the county.

We respectfully ask that you do the following: grant a primary residence in addition to the granny house that is already on Parcel 1; allow a principal residence and granny house on parcels 2 and 3; that you rescind the "credit" for all three parcels. We live in a house on Parcel 2 and Parcel 3 is acreage alone.

Sincerely yours,



Frank and Kathryn Andrews, owner of Parcels 2 and 3

Frank and Ira Montesinos, owner of Parcel 1

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**IN THE BOARD OF SUPERVISORS**  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

\_\_\_\_\_ day \_\_\_\_\_, 20\_\_

**PRESENT:** Supervisors

**ABSENT:**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AFFIRMING THE DECISION OF THE  
SUBDIVISION REVIEW BOARD, AND CONDITIONALLY APPROVING THE  
APPLICATION OF FRANK AND CATHY ANDREWS FOR A  
RECONSIDERATION OF TENTATIVE PARCEL MAP CO 89-001

The following resolution is now offered and read:

WHEREAS, on April 3, 2006, the Subdivision Review Board of the County of San Luis Obispo (hereinafter referred to as the "SRB") duly considered and conditionally approved the application of Frank and Cathy Andrews for Tentative Parcel Map CO 89-001; and

WHEREAS, Frank and Cathy Andrews have appealed the SRB's decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the "Board of Supervisors") pursuant to the applicable provisions of Title 22 and 23 of the San Luis Obispo County Code; and

WHEREAS, a public hearing was duly noticed and conducted by the Board of Supervisors on June 13, 2006, and a determination and decision was made on June 13, 2006 ; and

WHEREAS, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

WHEREAS, the Board of Supervisors has duly considered the appeal and finds that the appeal should be denied and the decision of the SRB should be affirmed subject to the findings and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct and valid.
2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.

3. That the negative declaration prepared for this project is hereby approved as complete and adequate and as having been prepared in accordance with the provisions of the California Environmental Quality Act.

4. That the Board of Supervisors has reviewed and considered the information contained in the negative declaration together with all comments received during the public review process prior to approving the project.

5. That the appeal filed by Frank and Cathy Andrews is hereby denied and the decision of the SRB is affirmed that the application of Frank and Cathy Andrews for a Reconsideration of Tentative Parcel Map CO 89-001 is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing resolution is hereby adopted.

\_\_\_\_\_  
Chairperson of the Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel

By:   
Deputy County Counsel

Dated: May 26, 2006

STATE OF CALIFORNIA,       )  
  )  
County of San Luis Obispo    )       ss

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I, \_\_\_\_\_, County Clerk and ex-officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
County Clerk and Ex-Officio Clerk of the  
Board of Supervisors

(SEAL)

By: \_\_\_\_\_  
Deputy Clerk

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## FINDINGS - EXHIBIT A

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 16, 2006 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, geology and soils, and public services/utilities and are included as conditions of approval.

### *Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because no improvements are required.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of secondary dwellings.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling on each lot.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no rare, endangered or sensitive species are present; and mitigation measures for aesthetics, agricultural resources, biological resources, geology and soils, and public services/utilities are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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## EXHIBIT B

### CONDITIONS OF APPROVAL FOR CO 89-001 Map Reconsideration

#### Approved Project

1. A reconsideration of Parcel Map 89-001 to amend the map and allow secondary dwellings on the existing parcels. The project will result in the future disturbance of approximately 0.5 acres of three parcels totaling sixteen acres due to future construction of three secondary dwellings. The applicant is requesting a reconsideration of the parcel map to allow secondary residences on each existing parcel.

#### Design

2. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

#### Fire Protection

3. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

#### Additional Map Sheet

4. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.
  - b. **Prior to transfer of the parcels in this subdivision**, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and

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agricultural chemicals and the county's Right to Farm and Leash ordinances currently in effect at the time said deed(s) are recorded.

- c. **At the time of application for construction permits**, the applicant shall show the building envelopes as shown on Exhibit A and verify all structures within the building envelopes. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- d. **Prior to recordation of the final map**, the applicant shall show a 200 foot agricultural buffer on the westerly property line of Parcel 1 on an exhibit on the additional map sheet. No structures used for human habitation shall be constructed in the buffer area. No vegetation removal may occur within the buffer area. The agricultural buffer shall no longer be in effect if the adjacent agricultural use is discontinued.
- e. **Prior to recordation of the final map**, the applicant shall show the building envelopes as shown on Exhibit A on an exhibit on the additional map sheet. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- f. **At the time of application for construction or grading permits on individual lots**, a botanical survey shall be conducted for Pismo clarkia (*Clarkia speciosa* spp. Immaculate). The survey shall be conducted during the blooming season by a botanist approved by the County of San Luis Obispo. The approved botanist shall submit a survey report to the County of San Luis Obispo as well as USFWS and/or CDFG. If no individual specimens are observed during the survey, no additional measures are required. In the event that Pismo clarkia is identified on-site, the following measures shall be required:
  - i. If feasible, all Pismo clarkia occurrences shall be avoided and all occurrences shall be buffered from development (including grading) by a minimum 25-foot setback from the edge of the occurrence. The Pismo clarkia occurrences and minimum 25-foot buffer zone for preserved areas shall be shown on all grading plans and shall be demarcated with highly visible construction fencing. Temporary fencing shall be installed around the Pismo clarkia occurrences prior to any construction activities, including ground disturbance or site grading. Protective fencing shall remain in place throughout the project construction period. Prior to final project clearance, the applicant shall submit for approval by USFWS and/or CDFG and the County of San Luis Obispo that the Pismo clarkia occurrences have been appropriately fenced.
  - ii. If total avoidance of the Pismo clarkia occurrences is not feasible, all necessary permits, approval, and authorization to remove the Pismo clarkia occurrences onsite shall be obtained from DFG and USFWS. **Prior to issuance of a construction permit**, a mitigation and monitoring plan including a salvage and relocation program shall be prepared by a qualified botanist. The mitigation and monitoring plan shall be implemented for at least five years following the development of lots and

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roads in the occurrence areas to ensure the proposed salvage and relocation program is successful. The salvage and relocation program shall consist of a seed collection, propagation and reintroduction program, and shall be initiated and implemented in appropriate habitat. Salvage and relocation activities will include: seed collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings and hand broadcasting seed into the appropriate habitat, an active non-native plant management program, and annual monitoring. The mitigation and monitoring plan shall be submitted to DFG, USFWS and the County of San Luis Obispo for review and approval and, at a minimum, include the following:

- The overall goal and measurable objectives of the mitigation and monitoring plan;
  - Specific areas proposed for revegetation and their size;
  - Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the Pismo clarkia and other special-status species to be included (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of Pismo clarkia preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed collection, propagation, and reintroduction of Pismo clarkia into specified receiver sites);
  - Success criteria based on the goals and measurable objectives to ensure a viable Pismo clarkia population on the project site in perpetuity;
  - An adaptive management program to address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs;
  - Remedial measures to address negative impacts to Pismo clarkia and its habitat that may occur during construction activities as well as post-construction when dwellings are occupied;
  - An education program to inform residents of the presence of Pismo clarkia and other special-status plants and sensitive biological resources onsite, and to provide methods that residents can employ to reduce impacts to Pismo clarkia occurrences in protected open space areas;
  - Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel.
- iii. The primary goal of the mitigation and monitoring plan shall ensure a viable population and no-net-loss of Pismo clarkia habitat within the project area. To ensure a no-net-loss of this species, the applicant shall create occupied Pismo clarkia habitat at an area ratio of 2:1 for habitat impacted by project development. In no case shall more than 10% of the observed population for any building site be disturbed/eliminated as a result of development. If monitoring data collected over a several year period determines that gross population numbers are consistently declining within the protected areas from the baseline population census data, then additional measures (i.e., habitat assessments to determine factors influencing low population numbers, erosion control, additional reintroduction efforts, etc.) shall occur to ensure the long-term viability of

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the onsite Pismo clarkia occurrences and to reintroduce genetic material collected from extant occurrences within the site vicinity.

- g. All trees on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
- h. No oak trees shall be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).
- i. **Prior to issuance of grading or construction permits**, the applicant shall submit a sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.
- j. **Prior to issuance of a construction permit**, the applicant shall comply with all standard conditions for well and septic systems as attached.

#### **Covenants, Conditions and Restrictions**

- 5. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
  - a. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

#### **Miscellaneous**

- 6. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

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7. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
8. **Prior to final map recordation**, the applicant shall retire one credit from the South County Area as defined by the County of San Luis Obispo TDC program.
9. **Prior to final inspection of a primary residence on Parcel 1**, the existing residence shall be brought into conformance with the Land Use Ordinance relative to the size of secondary dwellings (secondary dwellings to be no larger than 1,200 square feet excluding the garage).
10. The subdivider shall as a condition of approval of this tentative parcel map application, defend, indemnify, and hold harmless the County of San Luis Obispo or its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul any approval of the County concerning this subdivision, which action is brought within the time period provided for by law. This condition is subject to the provisions of Government Code section 66474.9, which are incorporated by reference herein as though set forth in full.

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS  
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
  - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
  - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
  - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites

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and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
11. Required public utility easements shall be shown on the map.
12. Approved street names shall be shown on the map.
13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
15. Any private easements on the property shall be shown on the map with recording data.
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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Promoting the wise use of land  
Helping build great communities

34-1  
**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

MEETING DATE April 3, 2006	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Frank and Cathy Andrews	FILE NO. CO 89-001 SUB2004-00249
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**SUBJECT**

Request by Frank Andrews for a Reconsideration of Parcel Map CO 89-001 to amend the map and allow secondary dwellings on each existing parcel. The project will result in the future disturbance of approximately 0.5 acres of three parcels totaling sixteen acres due to future construction of three secondary dwellings. Due to the overall steepness of the terrain, a prohibition on the construction of secondary residences was established with a Development Plan (D880279D) in 1992 after the minimum parcel size was established below the required minimum lot size. The reconsideration is being considered based on new information that shows available building sites on each lot that have generally level terrain and avoid sensitive biological resources. The proposed project is within the Residential Rural land use category and is located at 2700 Branch Mill Road, on the southeast corner of the intersection with Cechetti Road, approximately 2 miles northeast of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area.

**RECOMMENDED ACTION**

1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve a Reconsideration of Tentative Parcel Map CO 89-001 based on the findings listed in Exhibit A and the conditions listed in Exhibit B

**ENVIRONMENTAL DETERMINATION**

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 16, 2006 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, geology and soils, and public services/utilities and are included as conditions of approval.

LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 047-061-053, -054, -055	SUPERVISOR DISTRICT(S) 4
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**PLANNING AREA STANDARDS:**

Sec. 22.106.020 – San Luis Bay Rural Area Standards

Sec. 22.106.020.D – Residential Rural Standards

Does the project conform to the Planning Area Standards - Yes

**LAND USE ORDINANCE STANDARDS:**

Sec. 22.22.060 – Residential Rural Subdivision Design

**EXISTING USES:**

Two residences, outbuildings

**SURROUNDING LAND USE CATEGORIES AND USES:**

North: Residential Rural/residential

East: Agriculture/oak rangeland

South: Agriculture/oak rangeland

West: Agriculture/rowcrops

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:  
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, County Parks, CDF, APCD	
TOPOGRAPHY: Gently sloping to moderately sloping	VEGETATION: Grasses, oak woodland, eucalyptus
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: September 6, 2005

#### ORDINANCE COMPLIANCE:

##### *Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

#### BACKGROUND:

The proposed project site consists of three parcels located south of the intersection of Branch Mill Road and Cecchetti Road, in the San Luis Bay Rural (Inland) planning area. The project site is characterized by gently sloping to moderately sloping topography vegetated with dense oak woodland, eucalyptus trees, and grasses. Existing development includes two residences, accessory structures, and associated disturbed areas.

The applicant is requesting a reconsideration of the parcel map to allow secondary residences on each existing parcel. Due to the steepness of the slopes onsite, a prohibition on the construction of secondary residences was established with a Development Plan (D880279D) in 1992 after the minimum parcel size was established below the required minimum lot size.

Existing development includes single-family residences on Parcels 1 and 2. No residence exists on Parcel 3. Implementation of the proposed project would result in the future development of secondary dwellings, as well as associated driveway improvements. A site visit by staff showed that despite the overall steep slope on the existing lots, ample clearings with generally level topography exist on each parcel. Proposed building envelopes on each parcel are generally located in clearings surrounded by dense oak woodland.

#### PLANNING AREA STANDARDS:

##### Section 22.106.020 San Luis Bay Rural Area Standards

##### 22.106.020.A – Areawide standards:

1. Planning Impact Areas – application referral to City of Arroyo Grande, development impacts
2. Circulation Standards – Driveways, pedestrian and bikeways, road design.

***As conditioned, the project meets these standards. The project was referred to the City of Arroyo Grande for review and comment. The City of Arroyo Grande expressed concerns with additional development in the rural areas and requested fire and traffic impact fees. At this time, a fee-sharing program has not been established with between the County and the City of Arroyo Grande for these types of impacts. Development impacts were reviewed through the attached Negative Declaration, which includes mitigation measures to address potential environmental impacts.***

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Section 22.106.020.D Residential Rural Standards

No specific Planning Area Standards apply to the subject property in this category.

ENVIRONMENTAL DETERMINATION:

Pismo clarkia. The applicant has proposed building envelopes for secondary residences which are generally in open areas between oak trees and near eucalyptus groves. The open areas around the oak trees in particular have the ability to support populations of Pismo clarkia. The applicant shall be required to submit a blooming season botanical survey at the time of application for building permits for all parcels to determine the presence of Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*). If any individual specimens are observed during the survey, all species occurrences shall be avoided if feasible. If total avoidance is not feasible, all necessary permits, approval, and authorization to remove the species onsite shall be obtained.

AGENCY REVIEW:

Public Works – Recommend approval. Access easement will need to have approved street name.

Environmental Health - Applicant has provided preliminary evidence of water and sewer.

City of Arroyo Grande – County should not consider secondary dwellings at expense of agriculture. If project processed without EIR, City asks traffic and fire impact fees.

LEGAL LOT STATUS:

The three existing lots were legally created by a recorded map at a time when that was a legal method of creating lots.

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**FINDINGS - EXHIBIT A**

*Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 16, 2006 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, biological resources, geology and soils, and public services/utilities and are included as conditions of approval.

*Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because no improvements are required.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of secondary dwellings.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling on each lot.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no rare, endangered or sensitive species are present; and mitigation measures for aesthetics, agricultural resources, biological resources, geology and soils, and public services/utilities are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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**EXHIBIT B**

**CONDITIONS OF APPROVAL FOR CO 89-001 Map Reconsideration**

**Approved Project**

1. A reconsideration of Parcel Map 89-001 to amend the map and allow secondary dwellings on the existing parcels. The project will result in the future disturbance of approximately 0.5 acres of three parcels totaling sixteen acres due to future construction of three secondary dwellings. The applicant is requesting a reconsideration of the parcel map to allow secondary residences on each existing parcel.

**Design**

2. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

**Fire Protection**

3. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

**Additional Map Sheet**

4. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.
  - b. **Prior to transfer of the parcels in this subdivision**, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the county's Right to Farm and Leash ordinances currently in effect at the time said deed(s) are recorded.

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- c. **At the time of application for construction permits**, the applicant shall show the building envelopes as shown on Exhibit A and verify all structures within the building envelopes. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- d. **Prior to recordation of the final map**, the applicant shall show a 200 foot agricultural buffer on the westerly property line of Parcel 1 on an exhibit on the additional map sheet. No structures used for human habitation shall be constructed in the buffer area. No vegetation removal may occur within the buffer area. The agricultural buffer shall no longer be in effect if the adjacent agricultural use is discontinued.
- e. **Prior to recordation of the final map**, the applicant shall show the building envelopes as shown on Exhibit A on an exhibit on the additional map sheet. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- f. **At the time of application for construction or grading permits on individual lots**, a botanical survey shall be conducted for Pismo clarkia (*Clarkia speciosa* spp. Immaculate). The survey shall be conducted during the blooming season by a botanist approved by the County of San Luis Obispo. The approved botanist shall submit a survey report to the County of San Luis Obispo as well as USFWS and/or CDFG. If no individual specimens are observed during the survey, no additional measures are required. In the event that Pismo clarkia is identified on-site, the following measures shall be required:
  - i. If feasible, all Pismo clarkia occurrences shall be avoided and all occurrences shall be buffered from development (including grading) by a minimum 25-foot setback from the edge of the occurrence. The Pismo clarkia occurrences and minimum 25-foot buffer zone for preserved areas shall be shown on all grading plans and shall be demarcated with highly visible construction fencing. Temporary fencing shall be installed around the Pismo clarkia occurrences prior to any construction activities, including ground disturbance or site grading. Protective fencing shall remain in place throughout the project construction period. Prior to final project clearance, the applicant shall submit for approval by USFWS and/or CDFG and the County of San Luis Obispo that the Pismo clarkia occurrences have been appropriately fenced.
  - ii. If total avoidance of the Pismo clarkia occurrences is not feasible, all necessary permits, approval, and authorization to remove the Pismo clarkia occurrences onsite shall be obtained from DFG and USFWS. **Prior to issuance of a construction permit**, a mitigation and monitoring plan including a salvage and relocation program shall be prepared by a qualified botanist. The mitigation and monitoring plan shall be implemented for at least five years following the development of lots and roads in the occurrence areas to ensure the proposed salvage and relocation program is successful. The salvage and relocation program shall consist of a seed collection, propagation and reintroduction program, and shall be initiated and implemented in appropriate habitat. Salvage and relocation activities will include: seed collection, germination of seed by a

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qualified horticulturist in a nursery setting, transplanting seedlings and hand broadcasting seed into the appropriate habitat, an active non-native plant management program, and annual monitoring. The mitigation and monitoring plan shall be submitted to DFG, USFWS and the County of San Luis Obispo for review and approval and, at a minimum, include the following:

- The overall goal and measurable objectives of the mitigation and monitoring plan;
  - Specific areas proposed for revegetation and their size;
  - Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the Pismo clarkia and other special-status species to be included (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of Pismo clarkia preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed collection, propagation, and reintroduction of Pismo clarkia into specified receiver sites);
  - Success criteria based on the goals and measurable objectives to ensure a viable Pismo clarkia population on the project site in perpetuity;
  - An adaptive management program to address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs;
  - Remedial measures to address negative impacts to Pismo clarkia and its habitat that may occur during construction activities as well as post-construction when dwellings are occupied;
  - An education program to inform residents of the presence of Pismo clarkia and other special-status plants and sensitive biological resources onsite, and to provide methods that residents can employ to reduce impacts to Pismo clarkia occurrences in protected open space areas;
  - Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel.
- iii. The primary goal of the mitigation and monitoring plan shall ensure a viable population and no-net-loss of Pismo clarkia habitat within the project area. To ensure a no-net-loss of this species, the applicant shall create occupied Pismo clarkia habitat at an area ratio of 2:1 for habitat impacted by project development. In no case shall more than 10% of the observed population for any building site be disturbed/eliminated as a result of development. If monitoring data collected over a several year period determines that gross population numbers are consistently declining within the protected areas from the baseline population census data, then additional measures (i.e., habitat assessments to determine factors influencing low population numbers, erosion control, additional reintroduction efforts, etc.) shall occur to ensure the long-term viability of the onsite Pismo clarkia occurrences and to reintroduce genetic material collected from extant occurrences within the site vicinity.
- g. All trees on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill

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impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

- h. No oak trees shall be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).
- i. **Prior to issuance of grading or construction permits**, the applicant shall submit a sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.

#### **Covenants, Conditions and Restrictions**

- 5. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
  - a. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

#### **Miscellaneous**

- i. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- j. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS  
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
  - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
  - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
  - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions

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including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
11. Required public utility easements shall be shown on the map.
12. Approved street names shall be shown on the map.
13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
15. Any private easements on the property shall be shown on the map with recording data.
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

Staff report prepared by Brian Pedrotti  
and reviewed by Kami Griffin

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**COUNTY OF SAN LUIS OBISPO**

FOR OFFICIAL USE ONLY (BP)

**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

**ENVIRONMENTAL DETERMINATION NO. ED05-215**

**DATE: March 16, 2006**

**PROJECT/ENTITLEMENT:** Andrews Parcel Map SUB2004-00249

**APPLICANT NAME:** Frank Andrews

**ADDRESS:** 2700 Branch Mill Rd., Arroyo Grande, CA 93420

**CONTACT PERSON:** Leonard Lenger

**Telephone:** 805-489-6647

**PROPOSED USES/INTENT:** . Request; by Frank Andrews for a Reconsideration of a Parcel Map to amend the map and allow a secondary dwelling on each of three existing parcels. The project will eventually result in the disturbance of approximately 0.5 acres when these secondary dwellings are built

**LOCATION:** The proposed project is within the Residential Rural land use category and is located at 2700 Branch Mill Road, on the southeast corner of Cechetti Road, approximately 2 miles northeast of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on March 30, 2006**

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.**

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Brian Pedrotti

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**

*Handwritten signature/initials*



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San Luis Obispo County  
Department of Planning and Building  
*environmental division*

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: January 13, 2006

County: San Luis Obispo

Project No. SUB2004-00249

Project Title: Andrews Parcel Map Reconsideration

**Project Applicant**

Name: Frank Andrews

Address: 2700 Branch Mill Rd.

City, State, Zip Code: Arroyo Grande, CA 93420

Telephone #: 489-6450

Please remit the following amount to the **County Clerk-Recorder:**

( ) Environmental Impact Report	\$ 850.00
(X) Negative Declaration	\$ 1250.00
( ) County Clerk's Fee	\$ <u>25.00</u>
<b>Total amount due:</b>	<b>1250.00</b>

AMOUNT ENCLOSED: \_\_\_\_\_

Checks should be made out to the "County of San Luis Obispo". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

**NOTE:** Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

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### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Request by Frank Andrews for a Reconsideration of a Parcel Map to amend the map and allow secondary dwellings on the existing parcels. The project will result in the future disturbance of approximately 0.5 acres of three parcels totaling sixteen acres due to future construction of three secondary dwellings. The applicant is requesting a reconsideration of the parcel map to allow secondary residences on each existing parcel. Due to the overall steepness of the terrain, a prohibition on the construction of secondary residences was established with a Development Plan (D880279D) in 1992 after the minimum parcel size was established below the required minimum lot size. The reconsideration is being considered based on new information that shows available building sites on each lot that have generally level terrain and avoid sensitive biological resources. The proposed project is within the Residential Rural land use category and is located at 2700 Branch Mill Road, on the southeast corner of the intersection with Cechetti Road, approximately 2 miles northeast of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area.

**ASSESSOR PARCEL NUMBER(S):** 047-061-053, 054, 055

**SUPERVISORIAL DISTRICT #** 4

### **B. EXISTING SETTING**

**PLANNING AREA:** San Luis Bay (Inland), Rural

**LAND USE CATEGORY:** Residential Rural

**COMBINING DESIGNATION(S):** None

**EXISTING USES:** Two residences, outbuildings

**TOPOGRAPHY:** Gently sloping to moderately sloping

**VEGETATION:** Grasses , oak woodland , eucalyptus

**PARCEL SIZE:** 3 parcels totaling 16 acres

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**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** Andrews Parcel Map Reconsideration; SUB2004-00249 ED 05-215

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brian Pedrotti  
Prepared by (Print)

*B. D. Pedrotti*  
Signature

3/2/06  
Date

Jeff Oliveira  
Reviewed by (Print)

*Jeff Oliveira*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for) 3/2/06  
Date

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**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Rural; residential	<i>East:</i> Agriculture; oak rangeland
<i>South:</i> Agriculture; oak rangeland	<i>West:</i> Agriculture; rowcrops

**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY CHECKLIST**

1.	<b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** The proposed project site consists of three parcels located south of the intersection of Branch Mill Road and Cecchetti Road, in the San Luis Bay Rural (Inland) planning area. The project site is characterized by gently sloping to moderately sloping topography vegetated with dense oak woodland, eucalyptus trees, and grasses. Existing development includes two residences, accessory structures, and associated disturbed areas. Scattered tree cover and steep topography blocks most views of the project site from Branch Mill Road. The project site is visible from Cecchetti Road and Lopez Road.

The applicant is requesting a reconsideration of the parcel map to allow secondary residences on each existing parcel. Due to the steepness of the slopes onsite, a prohibition on the construction of secondary residences was established with a Development Plan (D880279D) in 1992 after the minimum parcel size was established below the required minimum lot size.

Existing development includes single-family residences on Parcels 1 and 2. No residence exists on Parcel 3. Implementation of the proposed project would result in the future development of secondary dwellings, as well as associated driveway improvements. A site visit by staff showed that despite the overall steep slope on the existing lots, ample clearings with generally level topography exist on each parcel. Proposed building envelopes on each parcel are generally located in clearings surrounded by dense oak woodland. Future development would be visible from Cecchetti Road and Lopez Road.



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No street lighting is proposed (refer to Figures 4 and 5).

**Mitigation/Conclusion.** To maintain the rural character of the area, the following measures are proposed to significantly reduce potential impacts: use of darker exterior building materials and limiting the location of structures. The applicant has agreed to incorporate these measures (see attached Developer's Statement) as a part of the project. Therefore, implementation of these measures will reduce the potential visual impacts to insignificant levels.

## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The soil types include Briones – Tierra Complex and Pismo Loamy Sands. The characteristics of these soils include very poorly to moderately drained, and low to moderate erodibility.

**Impact.** The project is surrounded on three sides by the Agriculture land use category. To the south and east is property within oak rangeland. More intensive rowcrops exist on the property across Branch Mill Road to the west. The closest future development on the subject property will be located a significant distance (a minimum of approximately 600 feet) from the intensive rowcrop to the west, upon the ridge and shielded by significant vegetation.

**Mitigation/Conclusion.** A 200 foot horizontal setback buffer along the westerly property line of Parcel 1 was approved with the original Development Plan in 1992 to be shown on the tentative map. With the existence of the agricultural buffer, no significant impacts to agricultural resources are anticipated. No additional mitigation measures are necessary.

## 3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** As proposed, the project will result in the potential future disturbance of approximately 0.50 acres for secondary dwellings on each parcel. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project was referred to the Air Pollution Control District (APCD). The APCD Clean Air Plan includes land use management strategies to guide decision-makers on land use approaches that result in improved air quality. This development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., ARB URBEMIS2001) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, given the smaller number of potential new residences, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

**Mitigation/Conclusion.** Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting mitigation. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**4. BIOLOGICAL RESOURCES -**  
**Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <b>Impact wetland or riparian habitat?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b>Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The following habitats were observed on the proposed project: Grasses, oaks, eucalyptus trees. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

**Special-status Plant Species.** The proposed project site is located within the vicinity of documented sensitive plant species and contains potential habitat for: Pismo Clarkia (*Clarkia speciosa* ssp. *immaculata*). The applicant has proposed building envelopes for secondary residences which are generally in open areas between oak trees and eucalyptus trees.

**Wildlife:** South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) FT; California red-legged frog (*Rana aurora draytonii*) FT app. 0.4 miles east of the property; Coast horned lizard (*Phrynosoma coronatum* (frontale population)) app. 0.9 miles east of the property

KEY: FE-Federally Endangered; PFE-Proposed Listing-Federally Endangered; FT-Federally Threatened; PFT-Proposed listing-Federally Threatened; FC-Federal Candidate; FSC-Federal Species of Concern (no longer used); FD - Federally delisted SE-State Endangered; SCE-State Endangered Candidate for listing; ST-State Threatened; SCT-State Threatened Candidate for listing; SR-State Rare; CSC- CA Special Concern Species; FP-CDFG Fully Protected; List 1A-CNPS Presumed extinct in CA; List 1B-CNPS Rare or Endangered in CA & elsewhere; List 2-CNPS Rare or Endangered in CA, but common elsewhere; List 3-CNPS Plants needing more info (Review List); List 4-CNPS Plants of limited distribution (Watch List).

**Habitats:** potential California red-legged frog (*Rana aurora draytonii*) FT habitat; prime Pismo clarkia (*Clarkia speciosa* ssp. *immaculate*); Coastal Oak Woodland (Scattered <10% Density) app. 0.2 miles east of the property, (Low 10 to 33% Density) app. 0.8 miles east of the property.

**Impact.**

**Coast Live Oak.** Proposed activities include future grading and construction activities for secondary residences and road improvements. The applicant has included building envelopes that avoid all oak trees.

**Pismo clarkia.** The applicant has proposed building envelopes for secondary residences which are generally in open areas between oak trees and eucalyptus trees. The open areas around the oak trees in particular have the ability to support populations of Pismo clarkia. If identified on the site, future grading and construction activities for secondary residences and road improvements may impact this species.

**California Red-Legged Frog.** The parcel is within potential Red Legged Frog habitat due to its proximity to a drainage area ¼ mile east of Branch Mill Road. However, the parcel has steep terrain and is developed with structures along the road, and is not located between two bodies of water that could provide a likely corridor for red-legged frog movement. Therefore, impacts of the project are

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considered minimal.

**Mitigation/Conclusion.** The applicant shall be required to submit a blooming season botanical survey at the time of application for building permits for all parcels to determine the presence of Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*). If any individual specimens are observed during the survey, all species occurrences shall be avoided if feasible. If total avoidance is not feasible, all necessary permits, approval, and authorization to remove the species onsite shall be obtained. Mitigations are listed in the Mitigation Summary Table.

The applicant will be required to submit a *Tree Protection Plan* for future structures that outlines protection measures to be implemented during construction. No oak trees may be impacted by future development. Implementation of the above measures would mitigate biological impacts to a level of insignificance.

5. CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** The proposed project site is located in an area historically occupied by the Obispeño Chumash. Significant prehistoric and historic cultural resources are known to exist in the area. No historic structures are present and no paleontological resources are known to exist in the area. The applicant submitted an *Archaeological Surface Reconnaissance* (Sawyer; July 1990), Phase One surface survey. Based on the results of the report, no cultural resources were observed onsite, and no impacts to cultural resources would occur as a result of future development.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is gently to moderately sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered high. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is not within the 100-year Flood Hazard designation. The closest creek (Arroyo Grande Creek) is approximately ¼ mile east of the property. As described in the Natural Resource Conservation Service Soil Survey, the soil drainage is not applicable.

**SEDIMENTATION AND EROSION** – The soil types include Briones – Tierra Complex and Pismo Loamy Sands. The characteristics of these soils include very poorly to moderately drained, and low to moderate erodibility.

**Impact/Mitigation** As proposed, the project will result in the disturbance of approximately 0.50 acres. The grading associated with this application will be limited to future secondary dwellings and associated access drives. The proposed grading will be subject to the County's Land Use Ordinance, which requires adequate measures be incorporated to control drainage, sedimentation, and erosion. Final drainage, erosion and sedimentation control plans will be submitted to the County Public Works Department for review and approval.

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**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

The City of Arroyo Grande has recommended denial of the project due to concerns with flood area, density and fire response issues. They have indicated that the nearest CDF/County fire station is far from the project. The project is located approximately 11 miles from the nearest CDF/County fire station in Shell Beach, which is sufficient to provide the appropriate response time.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

**8. NOISE - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The subject property is located in a rural residential area within the Arroyo Grande Fringe. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences).

**Impacts.** The project is not expected to generate loud noises, nor conflict with the surrounding uses.

**Mitigation/Conclusion.** No mitigation measures are necessary.

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

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**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary. Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

**10. PUBLIC SERVICES/UTILITIES -**  
*Will the project have an effect upon,  
 or result in the need for new or  
 altered public services in any of the  
 following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Shell Beach Station 63) is approximately 11 miles to the west. The closest Sheriff substation is in Oceano, which is approximately 8 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

**11. RECREATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**Setting.** The County Trails Plan shows that a potential trail (Arroyo Grande Creek) is located ¼ mile east of the proposed project. The trail does not cross through the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impacts.** The project site is located on Branch Mill Road in rural Arroyo Grande. The Land Use Ordinance identifies Branch Mill Road as a collector street. Future development of secondary residences is estimated to generate a total of 30 daily vehicle trips. The amount of additional traffic generated by the project will not result in a significant change to the existing road service levels.

Each new residence would generate about 10 daily trips (proposed project is for new secondary residences on 3 parcels) or 30 daily trips and about 3 peak hour trip based on the Institute of Traffic Engineer's manual. With the project included, the LOS on Branch Mill Road would remain at an

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acceptable level.

**Mitigation/Conclusion.** No significant impacts were identified and no specific traffic-related mitigation measures are necessary.

**13. WASTEWATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Future development of the proposed parcels would include the installation of on-site individual wastewater systems. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater systems would be placed is Briones – Tierra Complex and Pismo Loamy Sands. Based on the NRCS Soil Survey, the main limitation(s) of this soil for wastewater effluent include poor filtering characteristics and steep slopes.

**Poor filtering characteristics.** This characteristic indicates that due to the very permeable soil, without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, such as soil borings at leach line locations, to show that there will be adequate separation.

**Steep slopes.** This characteristic indicates that portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. Proposed building envelopes are not located near any steep slopes, therefore this characteristic is not applicable to the proposed project.

**Impact.** The project proposes to use an on-site system, community system as its means to dispose of wastewater. Based on the proposed project, adequate area appears available for an on-site system.

**Mitigation/Conclusion.** The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

**14. WATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to use on-site wells as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek (Arroyo Grande Creek) is located approximately 1/4 east of the property. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

**Impact.** On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 0.99 acre feet/year (AFY)

$$3 \text{ secondary residences } (0.33 \text{ afy}) \times 3 \text{ lots} = 0.99 \text{ afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989) [SBWaterUsage.pdf](#)

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 0.50 acres.

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

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15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- b) **Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)**

☐☒☐☐

- c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Review", or the California Environmental Resources Evaluation System at "[http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/)" for information about the California Environmental Quality Act.

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**Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	No comment
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other City of Arroyo Grande	Attached
<input type="checkbox"/>	Other	Not Applicable

*\*\* "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> San Luis Bay (Inland) Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Sawyer, W.B. July 2, 1990. *Archaeological Surface Reconnaissance of Tentative Parcel Map CO 89-001.*

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## Exhibit B - Mitigation Summary Table

### Aesthetics

- VS-1 **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.

### Agricultural Resources

- AG-1. **Prior to recordation of the final map**, the applicant shall show a 200 foot agricultural buffer on the westerly property line of Parcel 1 on the additional map sheet. No structures used for human habitation shall be constructed in the buffer area. No vegetation removal may occur within the buffer area. The agricultural buffer shall no longer be in effect if the adjacent agricultural use is discontinued.
- AG-2. **Prior to transfer of the parcels in this subdivision**, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the county's Right to Farm and Leash ordinances currently in effect at the time said deed(s) are recorded.

### Biological Resources

- BR-1 **Prior to recordation of the final map**, the applicant shall show the building envelopes as shown on Exhibit A on an additional map sheet. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- BR-2 **At the time of application for construction permits**, the applicant shall show the building envelopes as shown on Exhibit A and verify all structures within the building envelopes. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- BR-3. **At the time of application for construction or grading permits on individual lots**, a botanical survey shall be conducted for Pismo clarkia (*Clarkia speciosa* spp. Immaculate). The survey shall be conducted during the blooming season by a botanist approved by the County of San Luis Obispo. The approved botanist shall submit a survey report to the County of San Luis Obispo as well as USFWS and/or CDFG. If no individual specimens are observed during the survey, no additional measures are required. In the event that Pismo clarkia is identified on-site, the following measures shall be required:
- a. If feasible, all Pismo clarkia occurrences shall be avoided and all occurrences shall be buffered from development (including grading) by a minimum 25-foot setback from the

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edge of the occurrence. The Pismo clarkia occurrences and minimum 25-foot buffer zone for preserved areas shall be shown on all grading plans and shall be demarcated with highly visible construction fencing. Temporary fencing shall be installed around the Pismo clarkia occurrences prior to any construction activities, including ground disturbance or site grading. Protective fencing shall remain in place throughout the project construction period. Prior to final project clearance, the applicant shall submit for approval by USFWS and/or CDFG and the County of San Luis Obispo that the Pismo clarkia occurrences have been appropriately fenced.

- b. If total avoidance of the Pismo clarkia occurrences is not feasible, all necessary permits, approval, and authorization to remove the Pismo clarkia occurrences onsite shall be obtained from DFG and USFWS. **Prior to issuance of a construction permit**, a mitigation and monitoring plan including a salvage and relocation program shall be prepared by a qualified botanist. The mitigation and monitoring plan shall be implemented for at least five years following the development of lots and roads in the occurrence areas to ensure the proposed salvage and relocation program is successful. The salvage and relocation program shall consist of a seed collection, propagation and reintroduction program, and shall be initiated and implemented in appropriate habitat. Salvage and relocation activities will include: seed collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings and hand broadcasting seed into the appropriate habitat, an active non-native plant management program, and annual monitoring. The mitigation and monitoring plan shall be submitted to DFG, USFWS and the County of San Luis Obispo for review and approval and, at a minimum, include the following:
- The overall goal and measurable objectives of the mitigation and monitoring plan;
  - Specific areas proposed for revegetation and their size;
  - Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the Pismo clarkia and other special-status species to be included (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of Pismo clarkia preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed collection, propagation, and reintroduction of Pismo clarkia into specified receiver sites);
  - Success criteria based on the goals and measurable objectives to ensure a viable Pismo clarkia population on the project site in perpetuity;
  - An adaptive management program to address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs;
  - Remedial measures to address negative impacts to Pismo clarkia and its habitat that may occur during construction activities as well as post-construction when dwellings are occupied;
  - An education program to inform residents of the presence of Pismo clarkia and other special-status plants and sensitive biological resources onsite, and to provide methods that residents can employ to reduce impacts to Pismo clarkia occurrences in protected open space areas;
  - Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel.

The primary goal of the mitigation and monitoring plan shall ensure a viable population and no-net-loss of Pismo clarkia habitat within the project area. To ensure a no-net-loss of this species, the applicant shall create occupied Pismo clarkia habitat at an area ratio of 2:1 for habitat impacted by project development. In no case shall more than 10% of the observed

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population for any building site be disturbed/eliminated as a result of development. If monitoring data collected over a several year period determines that gross population numbers are consistently declining within the protected areas from the baseline population census data, then additional measures (i.e., habitat assessments to determine factors influencing low population numbers, erosion control, additional reintroduction efforts, etc.) shall occur to ensure the long-term viability of the onsite Pismo clarkia occurrences and to reintroduce genetic material collected from extant occurrences within the site vicinity.

- BR-6 All trees on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
- BR-7 No oak trees shall be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

## Geology and Soils

- GS-1 **Prior to issuance of grading or construction permits**, the applicant shall submit a sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.

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**DEVELOPER'S STATEMENT FOR THE  
ANDREWS PARCEL MAP RECONSIDERATION; SUB2004-00249**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**AESTHETICS**

**VS-1** At the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.

**Monitoring:** The Planning and Building Department shall verify required elements on plans, and implementation in the field.

**AGRICULTURAL RESOURCES**

**AG-1** Prior to recordation of the final map, the applicant shall show a 200 foot agricultural buffer on the westerly property line of Parcel 1 on the additional map sheet. No structures used for human habitation shall be constructed in the buffer area. No vegetation removal may occur within the buffer area. The agricultural buffer shall no longer be in effect if the adjacent agricultural use is discontinued.

**AG-2** Prior to transfer of the parcels in this subdivision, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the county's Right to Farm and Leash ordinances currently in effect at the time said deed(s) are recorded.

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**BIOLOGICAL RESOURCES**

- BR-1** Prior to recordation of the final map, the applicant shall show the building envelopes as shown on Exhibit A on an additional map sheet. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- BR-2** At the time of application for construction permits, the applicant shall show the building envelopes as shown on Exhibit A and verify all structures within the building envelopes. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes.
- BR-3** At the time of application for construction or grading permits on individual lots, a botanical survey shall be conducted for Pismo clarkia (*Clarkia speciosa* spp. Immaculate). The survey shall be conducted during the blooming season by a botanist approved by the County of San Luis Obispo. The approved botanist shall submit a survey report to the County of San Luis Obispo as well as USFWS and/or CDFG. If no individual specimens are observed during the survey, no additional measures are required. In the event that Pismo clarkia is identified on-site, the following measures shall be required:
- a. If feasible, all Pismo clarkia occurrences shall be avoided and all occurrences shall be buffered from development (including grading) by a minimum 25-foot setback from the edge of the occurrence. The Pismo clarkia occurrences and minimum 25-foot buffer zone for preserved areas shall be shown on all grading plans and shall be demarcated with highly visible construction fencing. Temporary fencing shall be installed around the Pismo clarkia occurrences prior to any construction activities, including ground disturbance or site grading. Protective fencing shall remain in place throughout the project construction period. Prior to final project clearance, the applicant shall submit for approval by USFWS and/or CDFG and the County of San Luis Obispo that the Pismo clarkia occurrences have been appropriately fenced.
  - b. If total avoidance of the Pismo clarkia occurrences is not feasible, all necessary permits, approval, and authorization to remove the Pismo clarkia occurrences onsite shall be obtained from DFG and USFWS. Prior to issuance of a construction permit, a mitigation and monitoring plan including a salvage and relocation program shall be prepared by a qualified botanist. The mitigation and monitoring plan shall be implemented for at least five years following the development of lots and roads in the occurrence areas to ensure the proposed salvage and relocation program is successful. The salvage and relocation program shall consist of a seed collection, propagation and reintroduction program, and shall be initiated and implemented in appropriate habitat. Salvage and relocation activities will include: seed collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings and hand broadcasting seed into the appropriate habitat, an active non-native plant management program, and annual monitoring. The mitigation and monitoring plan shall be submitted to DFG, USFWS and the County of

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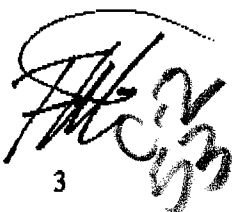
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San Luis Obispo for review and approval and, at a minimum, include the following:

- The overall goal and measurable objectives of the mitigation and monitoring plan;
- Specific areas proposed for revegetation and their size;
- Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the Pismo clarkia and other special-status species to be included (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of Pismo clarkia preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed collection, propagation, and reintroduction of Pismo clarkia into specified receiver sites);
- Success criteria based on the goals and measurable objectives to ensure a viable Pismo clarkia population on the project site in perpetuity;
- An adaptive management program to address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs;
- Remedial measures to address negative impacts to Pismo clarkia and its habitat that may occur during construction activities as well as post-construction when dwellings are occupied;
- An education program to inform residents of the presence of Pismo clarkia and other special-status plants and sensitive biological resources onsite, and to provide methods that residents can employ to reduce impacts to Pismo clarkia occurrences in protected open space areas;
- Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel.

The primary goal of the mitigation and monitoring plan shall ensure a viable population and no-net-loss of Pismo clarkia habitat within the project area. To ensure a no-net-loss of this species, the applicant shall create occupied Pismo clarkia habitat at an area ratio of 2:1 for habitat impacted by project development. In no case shall more than 10% of the observed population for any building site be disturbed/eliminated as a result of development. If monitoring data collected over a several year period determines that gross population numbers are consistently declining within the protected areas from the baseline population census data, then additional measures (i.e., habitat assessments to determine factors influencing low population numbers, erosion control, additional reintroduction efforts, etc.) shall occur to ensure the long-term viability of the onsite Pismo clarkia occurrences and to reintroduce genetic material collected from extant occurrences within the site vicinity.

**BR-6** All trees on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground



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Environmental Determination: ED05-215Date: February 28, 2006

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surface.

- BR-7** No oak trees shall be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

**Monitoring (Items BR-1 through BR-7):** The Planning and Building Department, in consultation with the Environmental Coordinator, will be available to advise applicants on native vegetation removal/protection issues.

## GEOLOGY AND SOILS

- GS-1** Prior to issuance of grading or construction permits, the applicant shall submit a sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.

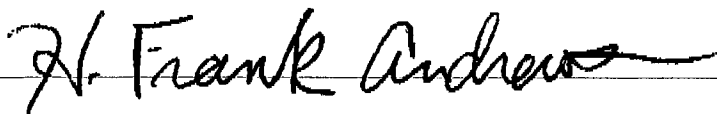
**Monitoring:** The Planning and Building Department, in consultation with County Public Works, shall verify compliance.

*The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.*

  
Signature of Owner(s)

2-28-06  
Date

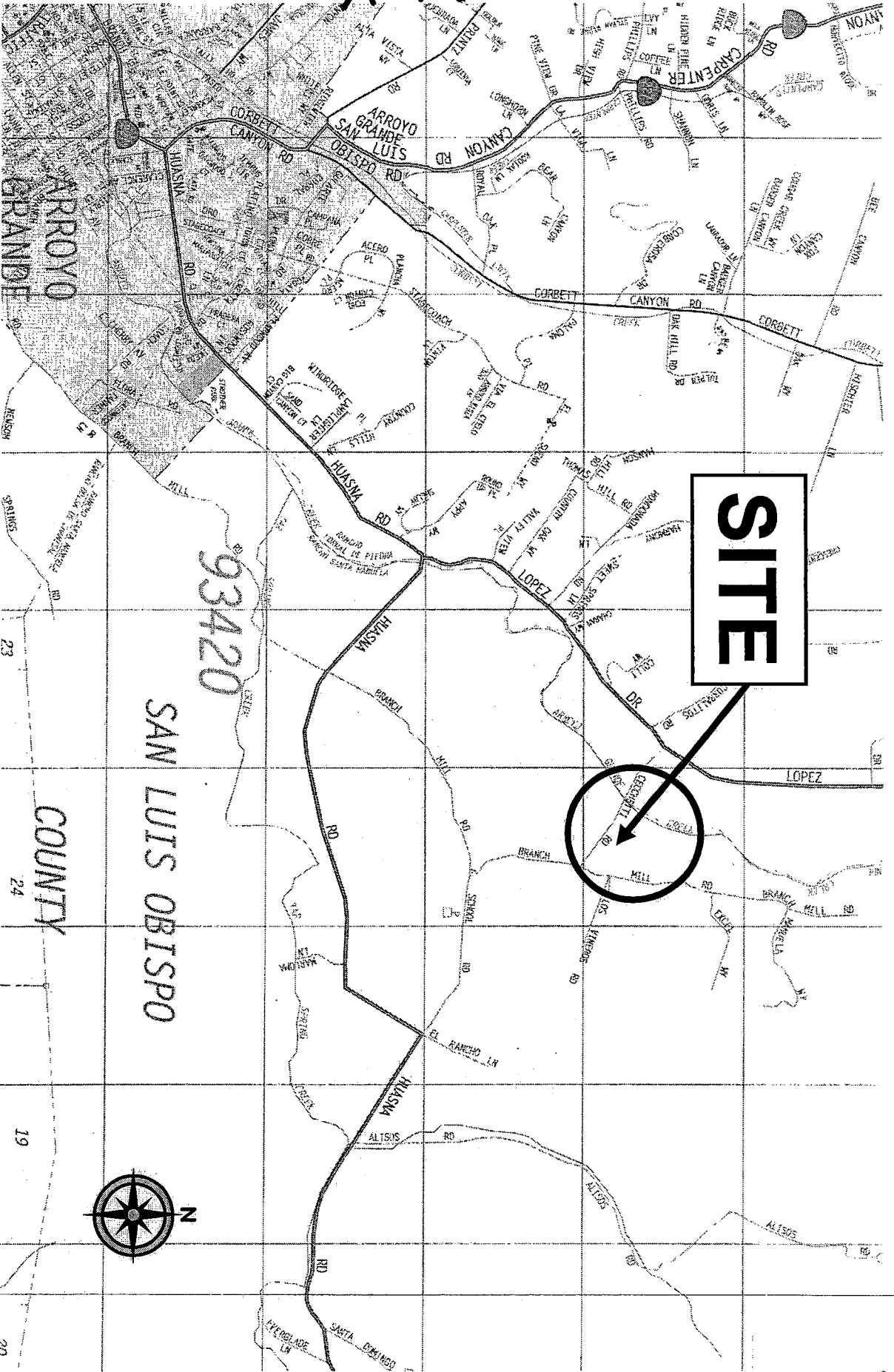
FRANK P. MONTESINOS  
Name (Print)



H FRANK ANDREWS  
2-28-06

2  
54

34-38



**PROJECT**

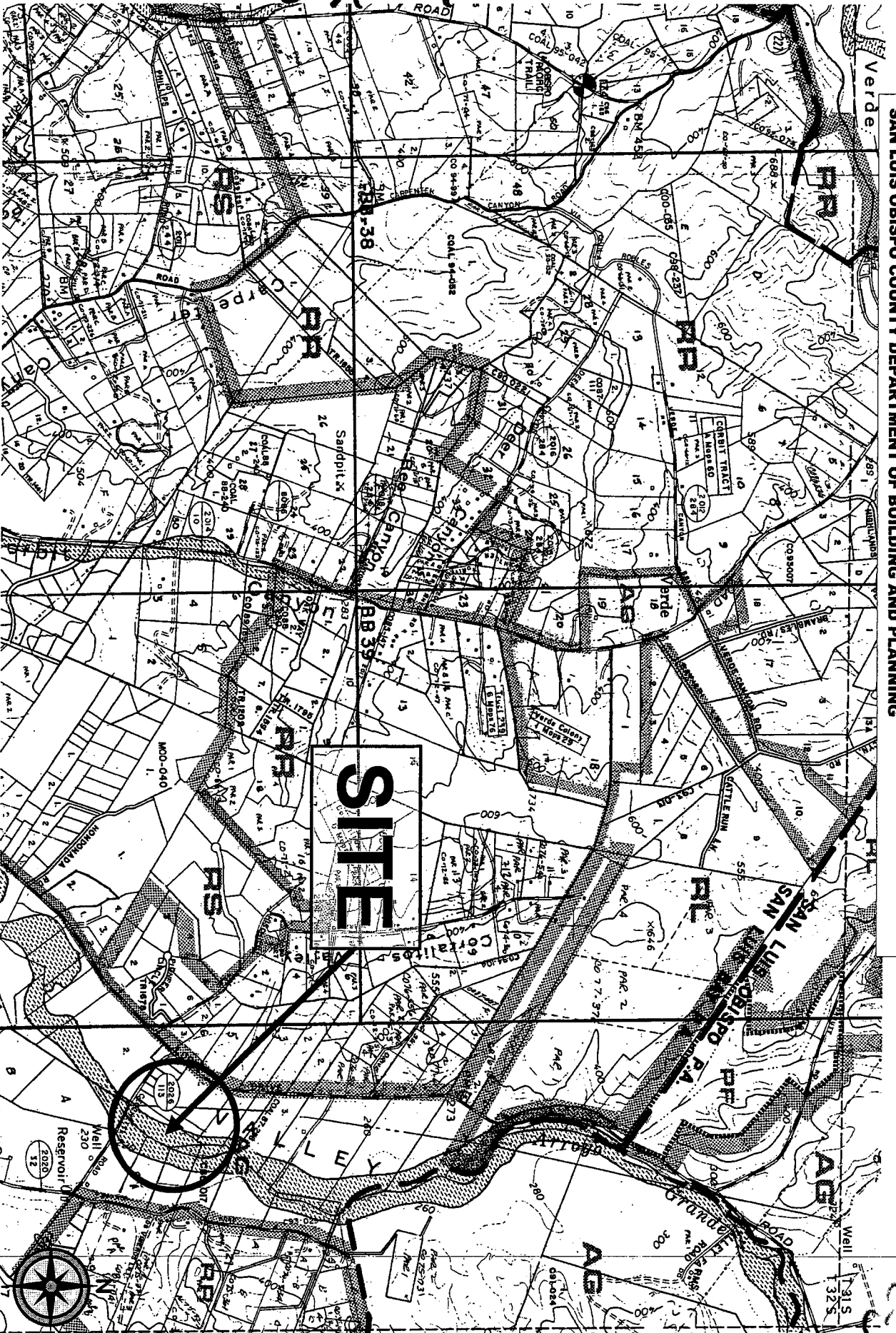
Parcel Map  
Andrews SUB2004-00249



**EXHIBIT**

Arroyo Grande Vicinity

2  
C/S



PROJECT

Parcel Map  
Andrews SUB2004-00249



EXHIBIT

Land Use Category



34-40

PROJECT

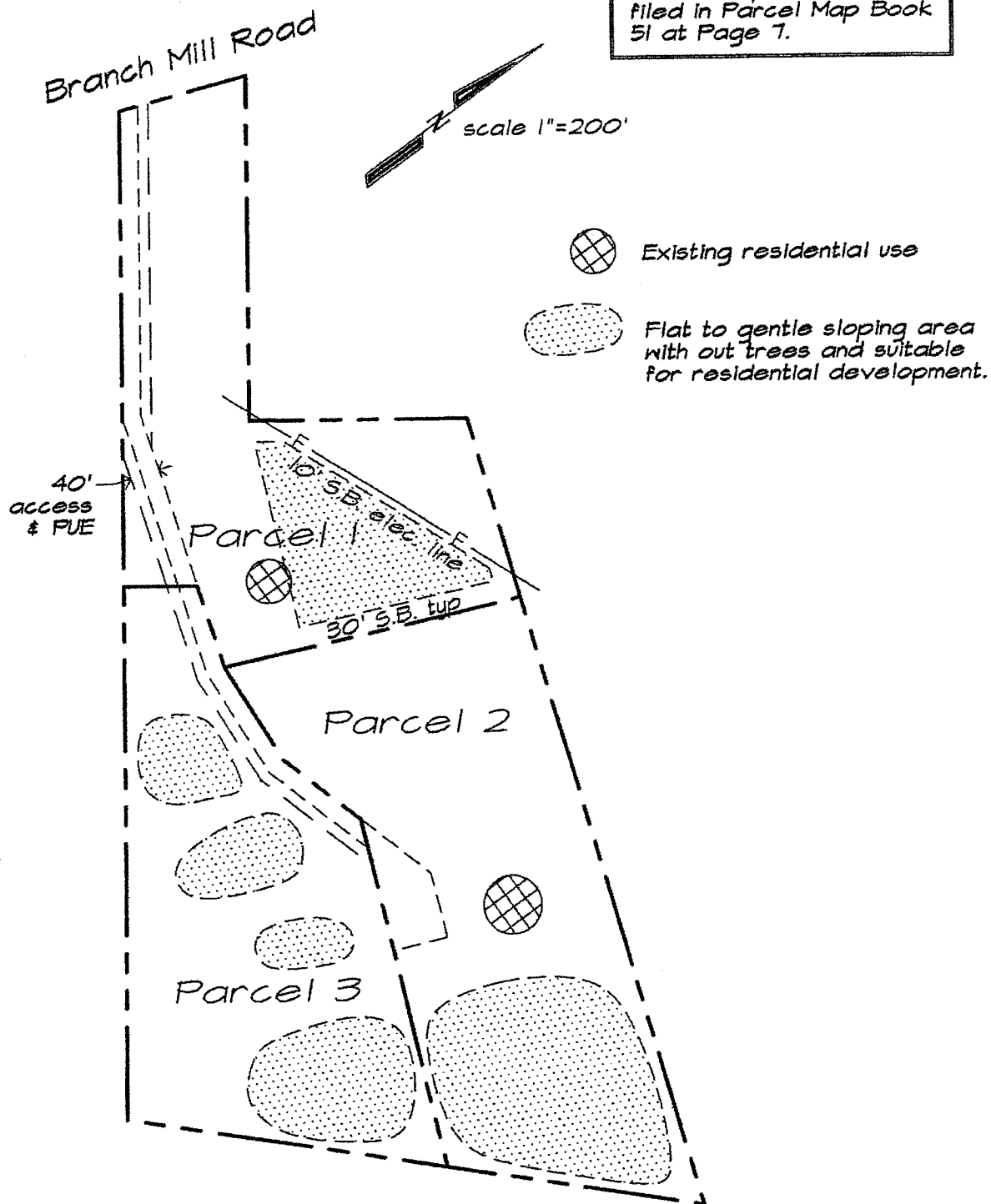
Parcel Map  
Andrews SUB2004-00249

Parcel Map



EXHIBIT

Site Plan



C2  
57



2841  
County of San Luis Obispo • Public Health Department

*Environmental Health Services*

2156 Sierra Way • P.O. Box 1489  
San Luis Obispo, California 93406  
(805) 781-5544 • FAX: (805) 781-4211

*Gregory Thomas, M.D., M.P.H.*  
*County Health Officer*  
*Public Health Director*

*Curtis A. Batson, R.E.H.S.*  
*Director*

July 8, 2005

Jensen & Lenger  
P.O. Box 1115  
San Luis Obispo, CA 93406

ATTN: LEONARD LENDER  
RE: RECONSIDERATION OF TENTATIVE PARCEL MAP CO 89-0001  
(ANDREWS)

Water Supply

This office is in receipt of data demonstrating preliminary evidence of water for the above noted subdivision. Be advised that prior to recordation you will be required to submit comprehensive water data to include all water well logs, pump tests, and complete water analysis for all wells proposed to be utilized by this parcel map. A full size exhibit showing all well locations will also be needed prior to map recordation.

Wastewater Disposal

Individual wastewater systems, designed and constructed to meet County and State requirements, should adequately serve the parcels. Please provide a full size exhibit that shows the location of all existing septic systems

CO 89-0001 is approved for map processing.

*Laurie A. Salo*

LAURIE A. SALO, R.E.H.S.  
Senior Environmental Health Specialist  
Land Use Section

c: Brian Pedrotti, County Planning  
The Andrews, Owners

2841  
C  
58



34-48  
County of San Luis Obispo • Public Health Department

*Environmental Health Services*

2156 Sierra Way • P.O. Box 1489  
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Gregory Thomas, M.D., M.P.H.  
County Health Officer  
Public Health Director

Curtis A. Batson, R.E.H.S.  
Director

BRIAN- I FAXED THIS TO  
THE APPLICANT SO SHE IS  
AWARE OF THE REQUIREMENTS TO FINAL. THKS.

County of San Luis Obispo

Department of Public Health

**MEMORANDUM**

Date: July 8, 2005  
To: The Andrews, et.al.  
From: Laurie A. Salo, R.E.H.S. III *LL*  
Subject: Parcel Map CO 89-0001 Reconsideration

Your project has been reviewed by Environmental Health Services and the information listed below is required before this office can provide final approval.

Water

- ✓ Well completion report for each parcel. (This is the document that the well drillers generate when the well is drilled)
- ✓ Pump test –minimum of four hours of consistent production with draw down and recovery data for each well.
- ✓ Water quality –the wells must be tested for general mineral, general physical and the inorganics. AKA Primary and Secondary Standards.
- ✓ Full size exhibit showing locations of wells proposed to be used as the domestic water supply for each parcel.

Wastewater

- ✓ Full size exhibit showing locations of existing septic tanks and leachfields.

When you are at the final map stage we will also need a copy of the final map.  
Thanks. If you have any questions, please call this office at 781-5544.

*CS*  
*BA*



**SAN LUIS OBISPO COUNTY**  
**DEPARTMENT OF PLANNING AND BUILDING**

FEB 16 2005

VICTOR HOLANDA, AICP  
DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

DATE:

2/14/05

FROM

PW

ANDREWS

FROM

South Co. Team  
(Please direct response to the above)

SUB 2004-00249

Project Name and Number

Development Review Section (Phone: 788-2009)

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

Reconsideration for parcel map  
CO 89-001 APN: 047-061-024. To amend the  
mitigation agreement to allow secondary dwellings.  
located off Branch Mill Rd, Arroyo Grande.

Return this letter with your comments attached no later than:

3/1/05

**PART I**

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

?  
\_\_\_\_\_  
\_\_\_\_\_

YES  
NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II**

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓  
\_\_\_\_\_  
\_\_\_\_\_

NO  
YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

**PART III**

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL. ANDREWS still owns ALL PARCELS so we don't have NEW OWNERS to deal with. INCREASING DENSITY by THIS ACTION - WE SHOULD HAVE THE ACCESS EASEMENT GIVEN AN APPROVED STREET NAME AND maybe AN upgrade to WATER SYSTEM/FIRE CAPABILITY. WHERE IS THE RESTRICTION WE plan to LOOSE imposed, mitigation agreement? LETTER STATES A COPY ATTACHED BUT NOTHING IN THIS REFERRAL. SINCE A NEW MAP will NOT be REQUIRED AS NOTHING ABOUT THIS IS ON MAP, HOW IS THE PROCESS FINALIZED? Application.

Date

Name

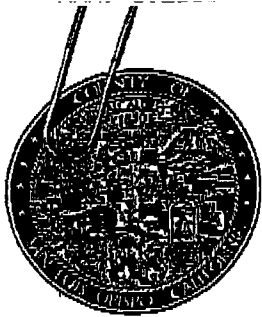
Phone

25 Feb 2005

Goodwin

5252

WHERE did APN  
ABOVE come From?



34-44

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED  
WALTER HOLANDA, AICP  
DIRECTOR

FEB 28 2005

THIS IS A NEW PROJECT REFERRAL

DATE:

2/14/05

TO:

City of A.G.

FROM:

South Co. Team

(Please direct response to the above)

Jay Johnson

Development Review Section (Phone:

788-2009)

CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT  
ANDREWS

SUB 2004-00249

Project Name and Number

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNERS

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(Please go on to Part II)

☐

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☒

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(Please go on to Part III)

☒

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INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of  
approval you recommend to be incorporated into the project's approval, or state reasons for  
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Property appears Flood prone and Ag designated. Already divided  
into nonconforming parcels of S ac. County should NOT  
consider secondary dwellings at expense of Ag. If project  
is processed without EIR City asks traffic and fire impact fees.

March 1, 2005

Date

Rob Strong, Comm. Dev Director

Name

4735420

Phone

OK  
61